



## LONG-RANGE PLANS EVALUATION

### Stanat's Place

The following report provides an evaluation by Planning Staff of the Concept Plan site, based on long-range planning considerations.

<b>PROPERTY ADDRESS</b> 2516 Homestead Road	<b>APPLICANT</b> Advanced Civil Design, Inc.	<b>CURRENT ZONING DISTRICT</b> Residential-2 (R-2)
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<b>EXISTING LAND USE</b> Rural Residential	<b>PROPOSED LAND USE</b> Townhomes
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#### SURROUNDING PROPERTIES – EXISTING LAND USES


Townhomes – Vineyard Square (Northwest), Parks and Recreation - Homestead Park (Northeast), Rural Residential and Undeveloped (South)

<b>FUTURE LAND USE MAP (FLUM) FOCUS AREA</b> North MLK, Jr Blvd	<b>FLUM SUB-AREA</b> C
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#### OTHER APPLICABLE ADOPTED PLANS

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Mobility and Connectivity Plan | <input checked="" type="checkbox"/> Stormwater Management Master Plan             |
| <input checked="" type="checkbox"/> Parks Comprehensive Plan       | <input checked="" type="checkbox"/> Climate Action and Response Plan <b>(NEW)</b> |
| <input checked="" type="checkbox"/> Greenways Master Plan          | <input type="checkbox"/> West Rosemary Street Development Guide                   |
| <input checked="" type="checkbox"/> Chapel Hill Bike Plan          | <input type="checkbox"/> Central West Small Area Plan                             |
| <input checked="" type="checkbox"/> Cultural Arts Plan             |   |

#### SUMMARY OF PLAN CONSIDERATIONS AFFECTING SITE

Map excerpts on following pages demonstrate the Plan Considerations listed below. The location of Stanat's Place is marked with the  symbol.

##### Future Land Use Map (FLUM)

- The site is located in the N MLK Jr Blvd Focus Area, Sub-Area C.
- Townhomes & Residences is identified as one of the appropriate Primary land uses.
- Typical Height in the Sub-Area is 4-6 stories.
- A Proposed Connection is shown, extending from the current terminus of Cabernet Drive to Aquatic Drive.
- No features are shown for Transitional Area, Activated Street Frontages, or Future Parks & Open Space impacting the site.

##### Mobility and Connectivity Plan

- The site does not front on existing roads. Proposed connections to Cabernet Drive and Aquatic Drive would provide access to the site.
- The Plan does not show any proposed bike, pedestrian, or multi-use facilities impacting the site.
- Existing sidewalk extends to the end of Cabernet Dr
- Future *Bus Rapid Transit stations* are located within 1/2 mile of the site. The applicant should **coordinate with Chapel Hill Transit** for the latest information on BRT design, station locations and any potential connections.

##### Parks Comprehensive Plan

- The site is adjacent to Homestead Park and falls within its Community Park Service Area / Neighborhood Park Service Area.
- No additional Neighborhood Parks or Community Parks are proposed in the vicinity of the site.

### **Greenways Master Plan**

- There are no proposed greenway facilities impacting the site.

### **Chapel Hill Bike Plan**

- Mapping of future bike facilities in the Bike Plan is superseded by the Mobility and Connectivity Plan. The Bike Plan provides some additional detail on facility design.

### **Cultural Arts Plan**

- No opportunities for integrating public art are identified at locations that impact the site.

### **Stormwater Management Master Plan**

- The site is located in the Booker Headwaters Subwatershed (BL6). The applicant should **coordinate with Chapel Hill's Stormwater Management Division** to understand relevant stormwater considerations.

### **Climate Action and Response Plan (NEW)**

*(Note: no map excerpt provided, as the Plan is generally text-based)*

- Developing the site in accordance with the Future Land Use Map would contribute to the following Plan actions:
  - Create walkable, bikeable, transit-served neighborhoods
  - Increase bicycling, walking, and transit use
- Conditions for development could contribute to the other actions in the plan such as:
  - Net-zero emissions for new construction
  - Create a town-wide EV charging station network
  - Protect water quality, natural, and agricultural resources
  - Enhance green infrastructure

# CONCEPT PLAN REPORT

Stanat's Place

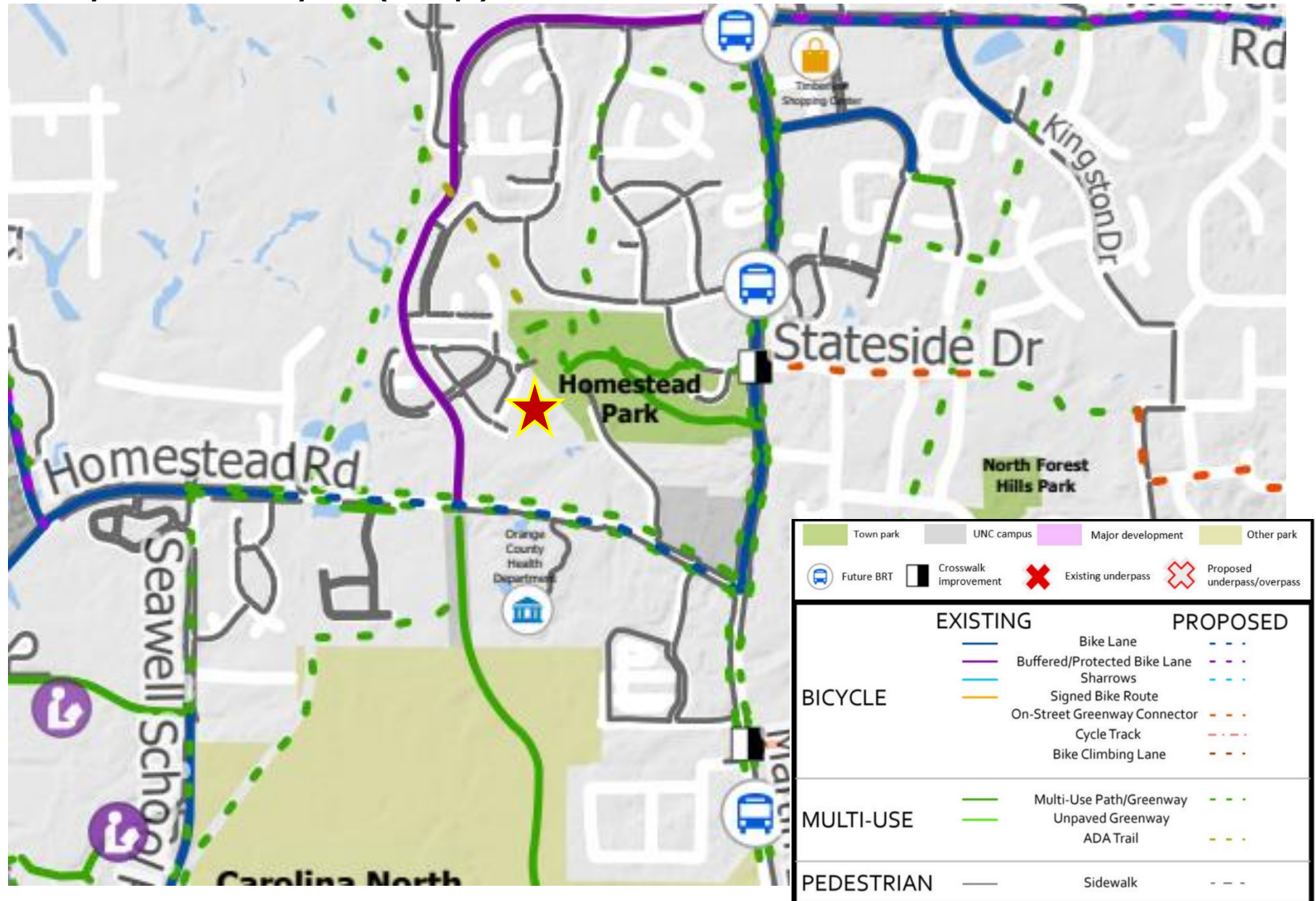
## Future Land Use Map (Excerpt)



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Stanat's Place

## Mobility and Connectivity Plan (Excerpt)

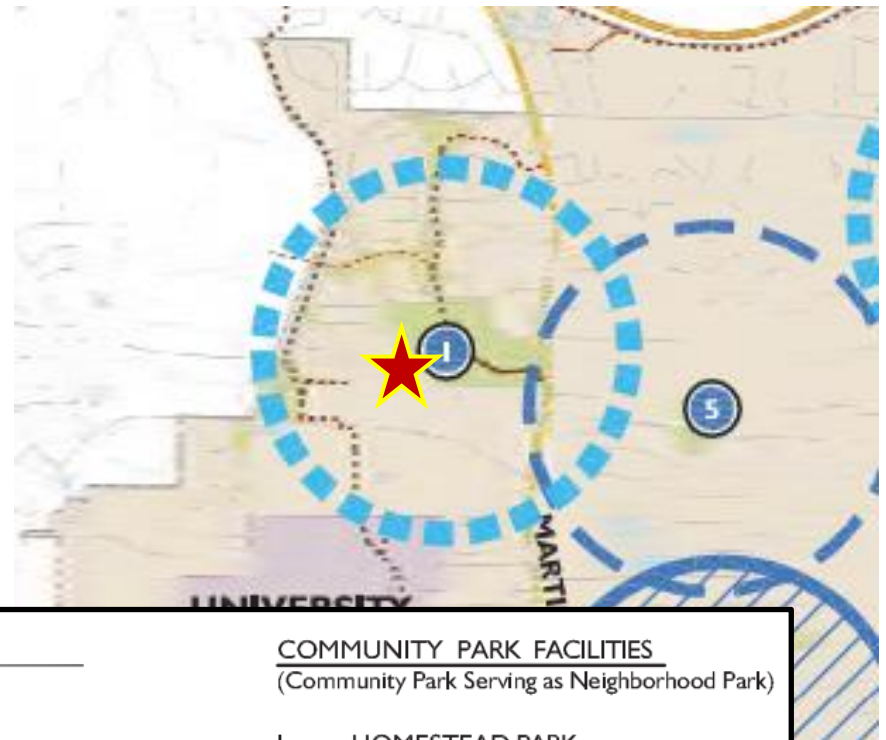




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Stanat's Place

## Parks Comprehensive Plan (Excerpt)

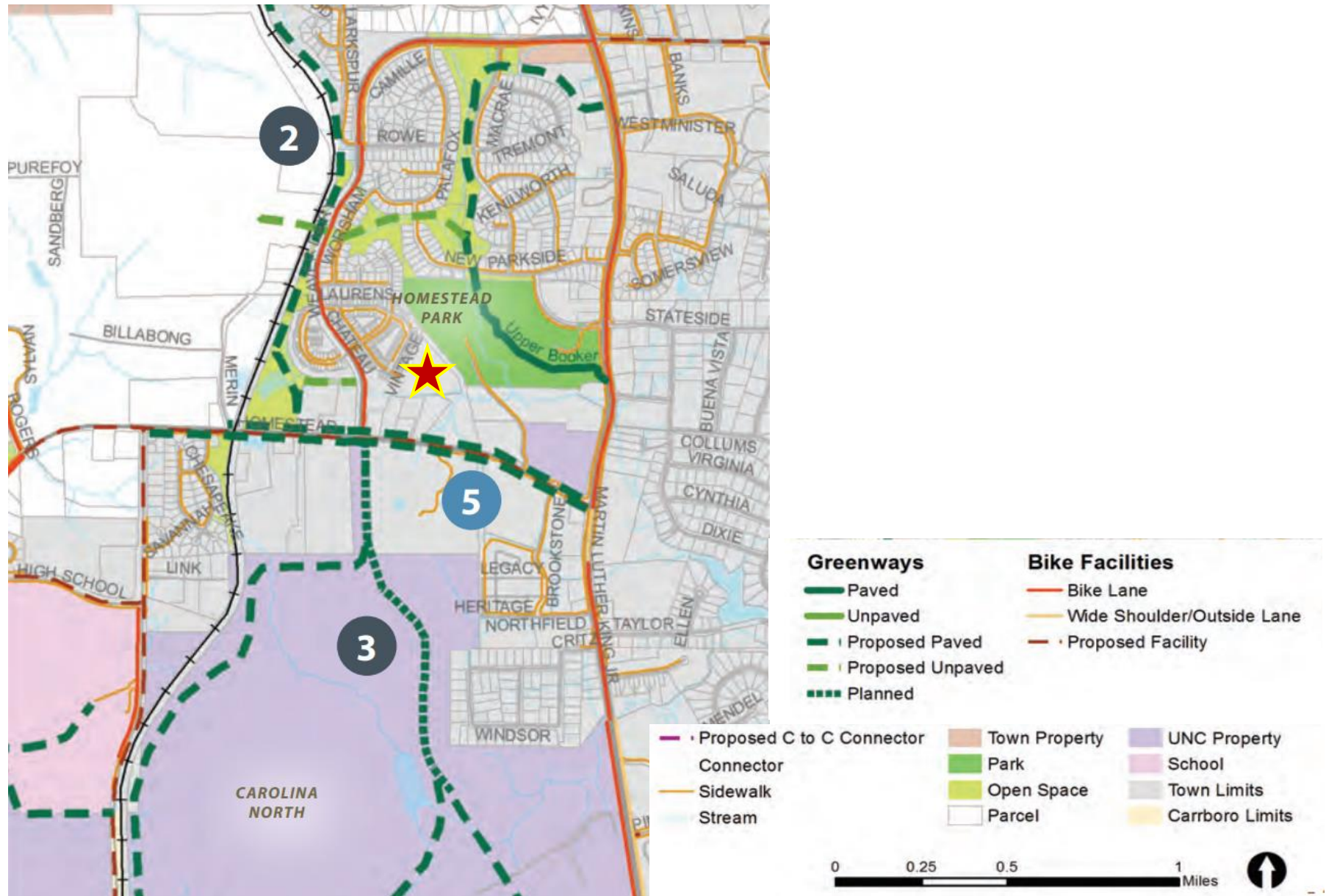


Legend		COMMUNITY PARK FACILITIES (Community Park Serving as Neighborhood Park)	
	Neighborhood Park	1	HOMESTEAD PARK
	Service Radius 1/2 Mile	2	CEDAR FALLS PARK
	Community Park Serving as Neighborhood Park	3	COMMUNITY CENTER PARK
	Proposed Neighborhood Park 1/2 Mile radius	4	SOUTHERN COMMUNITY PARK
	Community Park	<u>NEIGHBORHOOD PARK FACILITIES</u>	
	Service Radius 1.5 Mile	5	NORTH FOREST HILLS PARK
	Proposed Community Park 1.5 Mile radius	6	PRITCHARD PARK
	Chapel Hill Town Limits	7	EPHESUS PARK
		8	UMSTEAD PARK
		9	HARGRAVES PARK
		10	OAKWOOD PARK
		11	MEADOWMONT PARK

# CONCEPT PLAN REPORT

Stanat's Place

## Greenways Master Plan (Excerpt)



# CONCEPT PLAN REPORT

Stanat's Place

## Cultural Arts Plan (Excerpt)



### Legend

#### Opportunities for Integrating Public Art into Town Master Plans & Action Plans

- Gateway
- Node of Intersecting Plans
- Shared Improvement Corridor
- Entranceway or Major Cross-Connector

#### Future Non-Street Pedestrian and Transit Facilities

- Future Nature Trail
- Proposed Paved Greenway
- TTA Rail Corridor (Adapted 9-14-05)

#### Town Public Art: Existing or Funded

- Existing Public Art
- Funded & Planned Public Art

#### Public Lands & Town Boundaries

- Town Owned Land
- UNC Owned Land
- Chapel Hill Town Limits
- Chapel Hill Urban Services Boundary



## Stormwater Management Master Plan (Excerpt)

